Magnificent property with pool, outbuildings surrounded by 23 ha

4 2 230,000m² 155m² 1



Reference
85935

Price
€499,900

Location
Hautefage La tour

Description

Located in Lot-et-Garonne between Penne d'Agenais and Villeneuve-sur-Lot, this estate sits in a magnificent valley with 23 hectares of woods and meadows. It features a modern house rebuilt in 2000 with bright living and dining areas, fitted kitchen, master suite, three additional bedrooms, and a large cellar. The property includes a guest house, a two-level outbuilding, a dovecote with workshop, a converted plum oven, and a pool with poolhouse and garage. With oil central heating, double glazing, fibre internet, and an automatic gate, this secluded estate offers comfort, privacy, and panoramic views—a rare opportunity for relaxation in nature.





Features
23 ha nature
Swimming pool
View
Quiet location



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General

Rooms: 4

Terrace: 35m²

Garage: 55m²

Pool: 1

Living area: 155m²

Land area: 230,000m²

DPEScore: D (169kWhEP/m²/an)

GESScore: D (32kgCO2/m²/an)

Property tax: €2,434

Layout 155 m²

Ground floor

Living room: 45 m² Insert, tiled floor, large bay windows

Kitchen: 20 m² Granite worktop, equipped
Pantry 4.7 m²

Clearance: 10 m² With cupboards, main entrance
WC 1.5 m²

Laundry room : 4 m²

Master bedroom: 12 m² Cupboards, bay windows onto terrace
Ensuite Bathroom 7 m² m² Bath, shower, WC

Bedroom 2 : 8.8 m²

1st Floor via wooden staircase

Bedroom 3 : 10 m² With cupboards

Bedroom 4 : 11 m² With cupboards

Shower room : 4.3 m² Double washbasin, shower and toilet

Outbuildings

Cellar : 50 m² Access from outside

Gîte: 30 m² Tiled, room and bathroom with bath, toilet and washbasin. In old plum oven

Garage : 55 m² For 3 cars

Building: 16 m² on two levels + 30 m² on two levels

Workshop : 16 m²